



Section L

Landlord & Site Services

PROJECT MANAGERS

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INTRODUCTION

Landlord and Site Services consists of Project Baseline Summary (PBS) RL-SS02, Work Breakdown Structure (WBS) 3.4.2.

NOTE: Unless otherwise noted, all information contained herein is as of the end of February 2002.

Fiscal-year-to-date milestone performance (EA, DOE-HQ, and RL) shows that one milestone was completed ahead of schedule and one milestone is forecasted on schedule.

NOTABLE ACCOMPLISHMENTS

Landlord Services, 3.4.2.1

Prescribed Burning Of Vagrant Tumbleweeds – The Hanford Fire Department (HFD) conducted prescribed burning activities along the 200 West Area perimeter fenceline to mitigate the accumulated vagrant tumbleweeds and maintain fire safety zones. Other burning activities will occur throughout the spring in preparation for the upcoming wildland fire season.



HFD Respiratory Protection Shop – The annual technical review of the HFD Respiratory Protection Shop was conducted during this reporting period by the FH Respiratory Administrator. The overall review was rated as exceptional. All recommendations from the previous review were addressed to satisfaction. Also noted, was that the HFD Respirator Maintenance facility is the best in the DOE Complex.

Emergency Preparedness – Feedback Database software was released by the Automated Job Hazard Analysis (AJHA) group in February 2002. This is a Web based tool that allows any user to input feedback/lessons learned from any job or other source such as personal observations, etc. The tool also integrates the Maintenance Post Job Review with the As Low As Reasonably Achievable (ALARA) Post Job Review so that the data is captured on one form and in a single database. The database provides for rapid analysis and retrieval of lessons learned from work performance. This is a keyelement in the FH Integrated Environment, Safety, and Health Management System (ISMS) addressing the core function of feedback and continuous improvement.

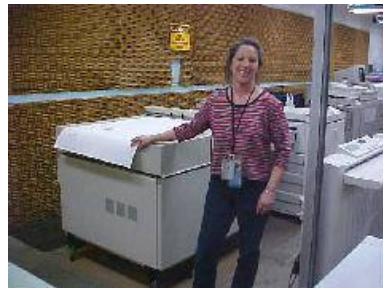
324 Facility Site Exercise – Emergency Preparedness conducted a site exercise at the 324 Facility. The scenario involved a simulated dropped waste container that resulted in very high dose rates in the facility. The exercise provided the facility, and Emergency Services responders, the opportunity to evaluate their response to this simulated event. Issues identified during the exercise have been captured and are being assigned as corrective actions to the appropriate organizations.



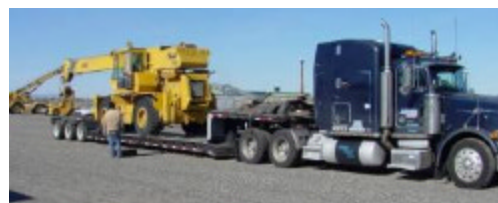
Multi-Canister Overpack (MCO) Basket Project – The MCO Basket Project is currently drafting a Baseline Change Request to document an underrun in excess of \$1.0M. This budget reduction is attributable to construction efficiencies, a reduction in labor rates, and underruns in other support cost accounts.

Real Property, Facilities Information Management System (FIMS) – Phase III of the FIMS population effort was completed on February 22, 2002 for all of the existing RL and ORP records in FIMS, over a month ahead of the DOE-HQ required completion date of March 31, 2002.

Personal Property, Digital Scanner – A Digital Scanner was added to the existing electronic engineering drawing production machine at printing and duplicating services on February 8, 2002. This allows the operator to electronically manipulate an image to achieve a quality product and provides protection of old engineering drawings by utilizing aperture cards instead of physical handling. Replacement of this old technology process, which generated large amounts of waste in labor and materials, will result in a three-year cost savings of \$13,038.



Asset Disposition, Transfer of Contaminated Crane – A contaminated crane was transferred to Waste Control Specialists for reuse at their Texas facility in February 2002. This transfer saves approximately \$300K in burial and related disposal costs and provides a template for future transfers.



Analytical Services, 3.4.2.2

Support CH2M HILL Hanford Group, Inc. (CHG) High-Level Waste Tank And Feed To Waste Treatment Plant (WTP) Characterization – Issued the S-112 and S-105 Core Reports, both ahead of the contract due dates and the CHG TPA Milestone dates (March 2002 and April 2002 respectively) on characterization of waste to the Office of River Protection WTP.

Infrastructure Upgrades, 3.4.2.3

1163 Telecommunications Hub Relocation – This Expense funded project relocates the current telecommunications Hub in 1163 Building, a DOE facility that was transferred to the Port of Benton, into existing government facilities. The 1163 telecommunications Hub design and terminal loops construction completed on February 8, 2002.

Project L-347, "Very High Frequency/Ultra High Frequency (VHF/UHF) Narrowband Migration – This Capital funded General Plant Project (GPP) replaces the VHF wideband systems radio, pager, and Global Positioning System (GPS) before FY 2005, and the UHF wideband systems before FY 2008 to comply with an Federal Communications Commission (FCC) mandate to discontinue use of current frequency spectrum. The systems will be replaced with narrowband systems, commercial services, and/or alternative technologies. The project will be phase funded between FY 2002 and FY 2006. VHF/UHF Narrowband Migration completed the rebaseline and is proceeding with definitive design.

Project L-337, "300 Area Pump Replacement - 312 Building" – This project will install two new pumps and motors, associated piping modifications, a new electrical service, and some associated local controls to replace the existing pumps that have deteriorated to the point where they are no longer providing reliable service. This project has qualified for and received funding as an energy conservation project through the Bonneville Power Administration (BPA). The project team has been identified and a kick-off meeting was held on February 27, 2002.

BREAKTHROUGHS / OPPORTUNITIES FOR IMPROVEMENT

Opportunities for Improvement

Hanford Fire Department – Representatives of the Fire Marshal's office continue to work with project and facility representatives in discussions about deviation requests. Currently a request from the Waste Receiving and Processing (WRAP) facility would avoid over \$800K (1998 estimate) in WRAP facility upgrades to an area separation wall in Building 2336W. A request from T-Plant is being reviewed regarding a requirement to install a new door. A deviation request was recommended since the room served has two exits and does not usually hold more than 50 people. Use of administrative controls such as a fire warden when the room does contain more than 50 people would avoid the costs (estimated at \$10K-\$15K) to install a new door. These cost avoidances are in the review process at RL and pending approval.

Water Systems Upgrade – Working jointly with RL, FH has evaluated several options with regard to upgrading the water delivery system for potential energy, maintenance, and operations efficiencies. It was recommended that the water pumps serving the export water system for the 100 Areas and the Plateau be replaced. This innovative approach will be funded using commercial and grant funds and will not only save an estimated 3,271,000 kWh per year, but also save approximately \$270,000 per year and approximately \$7 million lifecycle costs.

UPCOMING ACTIVITIES

Landlord Services, 3.4.2.1

2002 HFD Third Party Needs Assessment – The next deliverable from the Third Party Needs Assessment team is in April 2002 at which time the full draft assessment report will be provided for comment.

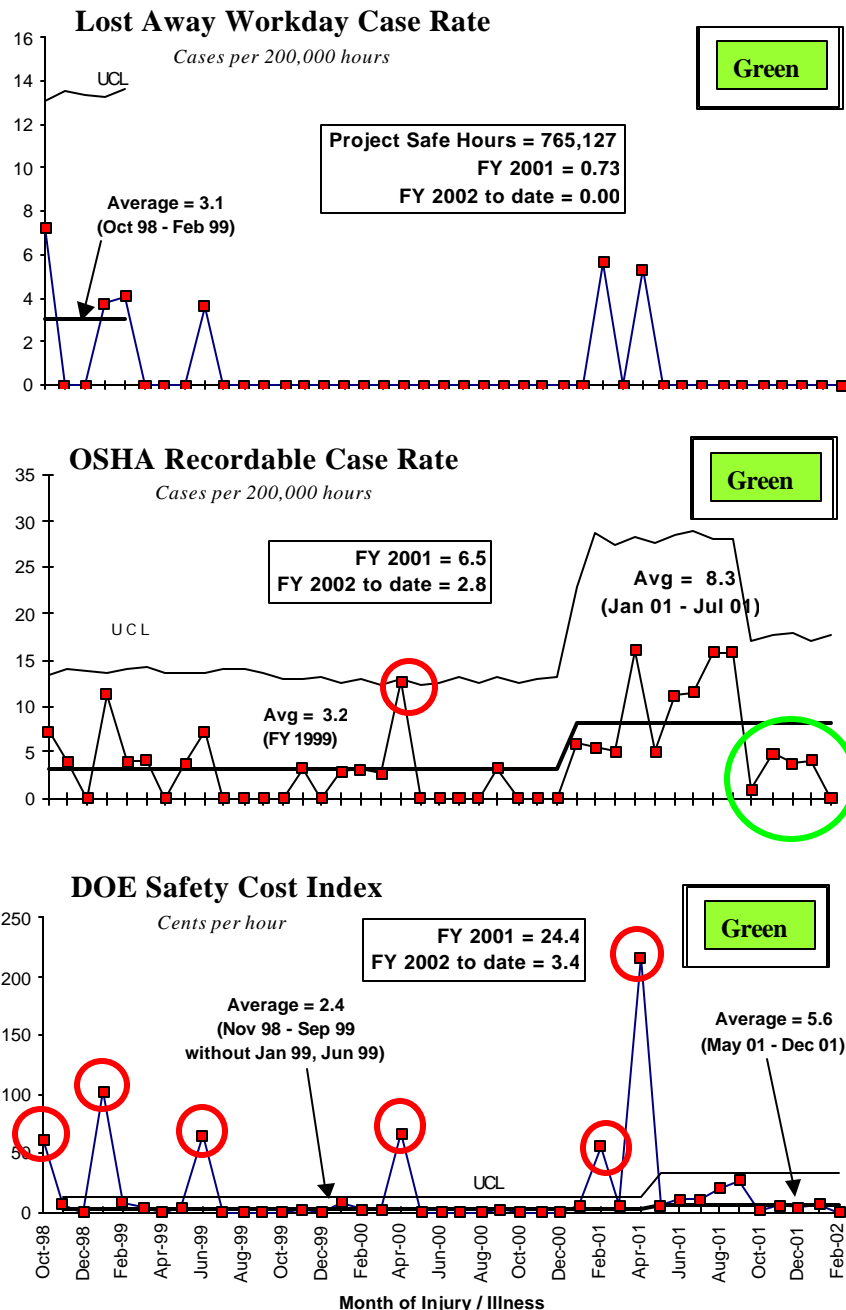
Prescribed Burning Of Vagrant Tumbleweeds – The second phase of the prescribed burning of vagrant tumbleweeds will occur in mid-March 2002.

Job Fair at the Tri-Cities Washington State University (WSU) Branch Campus – The HFD will participate in the upcoming Job Fair at the Tri-Cities WSU Branch Campus in late March 2002 in support of outreach efforts to attract female and minority candidates.

Emergency Preparedness Annual Tabletop Exercise – Emergency Preparedness will be conducting the annual Tabletop Exercise on March 21, 2002. This exercise involves participants from Hanford as well as local fire, law enforcement, and county/state emergency managers. The tabletop format permits participants to better understand the roles and responsibilities of other agencies which allows all agencies to function as a cohesive team. This year's tabletop will focus on a significant site-wide event and will validate program improvements which have been made based on lessons learned from the 24 Command Fire in June 2000.

SAFETY

Several actions have been initiated to improve safety performance including implementing a Zero Accident Council (ZAC) structure, which includes six directorate and 35 grass-roots level councils, and implementing a Safety Improvement Program. The past five months have shown improvement over the FY 2001 performance – two more months will reflect a statistically significant decrease. The DOE Safety Cost Index was rebaselined to a lower level, following the significant decrease noted last month. In October 2001, all organizations except for IRM were added into the Landlord category. This significantly increased the population size of this group.



MILESTONE ACHIEVEMENT FH CONTRACT MILESTONES

Number	Milestone Title	Type	Due Date	Actual Date	Forecast Date	Status/ Comments
LLP-01-535	L-339, PFP Water System Isolation - Install Sanitary Water to WRAP	RL	12/28/01	12/20/01	12/21/01	Completed.
LLP-01-515	L-276, Equipment bay Const. Phase II - Complete Construction of Project L-276	RL	6/14/02		6/14/02	On Schedule.

NOTE: Above data includes all TPA/DNFSB/Performance Incentive milestones as included in the FH baseline, and provides Contract-to-Date status.

PERFORMANCE OBJECTIVES

Nothing to report at this time.

FY 2002 SCHEDULE / COST PERFORMANCE – ALL FUND TYPES FY TO DATE STATUS – (\$000)

		FYTD							
By PBS		BCWS	BCWP	ACWP	SV	%	CV	%	BAC
PBS SS02	Landlord & Site Services								
WBS 3.4.2.1	Landlord Services	\$ 26,692	26848	\$ 26,129	\$ 156	0.0%	\$ 719	2.7%	\$ 68,585
WBS 3.4.2.2	Analytical Services	\$ 13,748	\$ 12,852	\$ 13,362	\$ (896)	-6.5%	\$ (510)	-4.0%	\$ 34,446
WBS 3.4.2.3	Infrastructure Upgrades	\$ 2,888	\$ 2,498	\$ 1,899	\$ (390)	-13.5%	\$ 599	24.0%	\$ 11,753
WBS 3.4.2.4	Landlord & Site Services Project Management & Support	\$ 5,133	\$ 5,133	\$ 5,474	\$ -	0.0%	\$ (341)	-6.6%	\$ 12,104
WBS 3.4.2.4	Landlord Services Revenue	\$ (14,202)	\$ (14,202)	\$ (10,369)	\$ -	0.0%	\$ (3,833)	27.0%	\$ (34,084)
Total		\$ 34,259	\$ 33,129	\$ 36,495	\$ (1,130)	-3.3%	\$ (3,366)	-10.2%	\$ 92,804

FY TO DATE SCHEDULE / COST PERFORMANCE

The \$1.1 million (3 percent) unfavorable schedule variance is within established thresholds.

The \$3.4 million (10 percent) unfavorable cost variance is primarily due to revenue shortfalls.

For all active sub-PBSs and TTPs associated with the Operations/Field Office, Fiscal Year to Date (FYTD) Cost and Schedule variances exceeding + / - 10 percent or one million dollars require submission of narratives to explain the variance.

Schedule Variance Analysis: (-\$1.1M)

Landlord Services — 3.4.2.1/SS02

Description and Cause: The \$0.2M favorable schedule variance is within established thresholds.

Impact: None.

Corrective Action: None.

Analytical Services — 3.4.2.2/SS02

Description and Cause: The \$0.9M unfavorable schedule variance is within established thresholds.

Impact: None.

Corrective Action: None.

Infrastructure Upgrades — 3.4.2.3/SS02

Description and Cause: The \$.04M (13.5 percent) unfavorable schedule variance is skewed due to completion of procurement of a fire truck in FY 2001 that was planned for FY 2002. Fiscal year to date reporting does not allow for performance from a prior FY to count towards schedule completion in the current FY. Contract to date performance shows no variance for this activity. Also contributing to the unfavorable variance is the late start of FY 2002 planned projects pending resolution of funding issues.

Impact: None.

Corrective Action: None.

Landlord & Site Services Project Management & Support — 3.4.2.4/SS02

Description and Cause: None.

Impact: None.

Corrective Action: None.

Cost Variance Analysis: (-\$3.4M)

Landlord Services — 3.4.2.1/SS02

Description and Cause: The \$0.7M favorable cost variance is within established thresholds.

Impact: None.

Corrective Action: None.

Analytical Services — 3.4.2.2/SS02

Description and Cause: The \$0.5M unfavorable cost variance is within established thresholds.

Impact: None.

Corrective Action: None.

Infrastructure Upgrades — 3.4.2.3/SS02

Description and Cause: The \$0.6M (24 percent) favorable cost variance is due to the receipt of a favorable bid for Project L-310, "Replacement of 24-inch Export Water Line." In addition, Project L-276, "Emergency Services Vehicle Bay Renovation," costs are skewed due to understated accruals.

Impact: None.

Corrective Action: None.

Landlord & Site Services Project Management & Support — 3.4.2.4/SS02

Description and Cause: The \$0.3M unfavorable cost variance is within established thresholds.

Impact: None.

Corrective Action: None

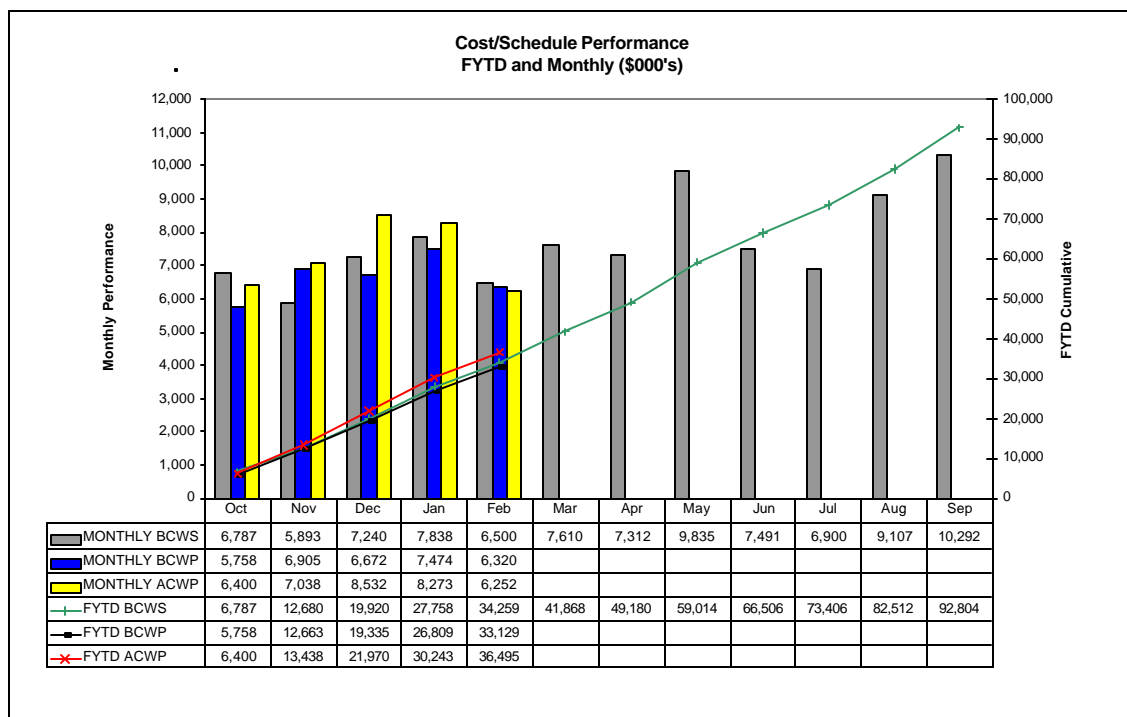
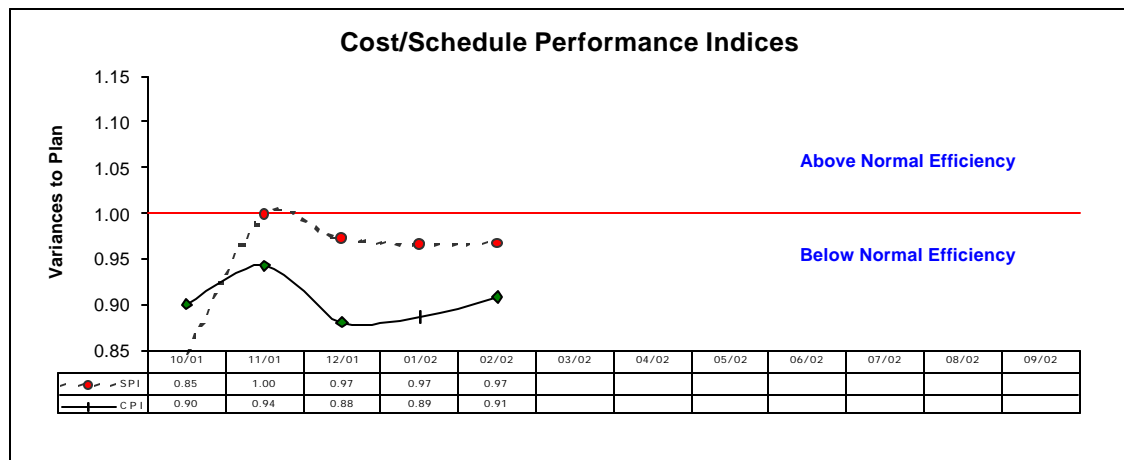
Landlord Services Revenue — 3.4.2.4/SS02

Description and Cause: The \$3.8M (27 percent) unfavorable cost variance is due to shortfalls in shared services revenue assessments to non-PHMC customers. The maintenance, janitorial, and ESH&Q department overheads, originally assumed to be included in the direct distributable rate, were excluded because they were not classified as a shared service in FY 2001.

Impact: FH reallocation of funds addressed previous revenue shortfall projections. However, the recently identified shared services revenue issue results in a projected \$1.5M revenue shortfall.

Corrective Action: Discussions/analysis are ongoing regarding necessary corrective actions.

COST / SCHEDULE PERFORMANCE (MONTHLY AND FYTD)



FUNDS MANAGEMENT

FYTD FUNDS VS SPENDING FORECAST (\$000)

	Expected Funds	FYSF	Variance
3.4.2 Landlord & Site Services - SS02			
Project Completion - Operating	\$ 89,543	\$ 91,871	\$ (2,328)
- Line Item			
Total	\$ 89,543	\$ 91,871	\$ (2,328)

ISSUES

Technical, Regulatory, External, and DOE Issues and DOE Requests

Issue: Nothing to report at this time.

Impacts: None.

Corrective Action: None at this time.

BASELINE CHANGE REQUESTS CURRENTLY IN PROCESS

BCR No./ Level 4 WBS	Date Originated	Description	Impact		Date Approved	Status
			Days	Dollars (\$000s)		
SSD-02-004/3.4.6	10/17/01	Authorization to Procure Labor and Services for Enhanced Safeguards and Security of the Hanford Site	0	3,572		RL Returned Without Action - RL is working with HQ for reprogramming
SS02-02-012/3.4.2	11/26/01	Baseline Assumption Adjustment	0	0		At RL for approval - FY 2007 - FY 2046 life cycle reduction
SS02-02-019/3.4.2.3	01/23/02	Transfer of Arid Land Ecology (ALE) Facilities from PBS SS02 to PBS CP01			2/20/02	Approved
SS02-02-020/3.4.2.2	02/05/02	RL Requested USQ Process Change Impacts on the 222-S Laboratory		5		In Process
SS02-02-021/3.4.2.2	02/08/02	Management of WIDS Site 300-272 Underground Storage Tank	0	0	2/13/02	Approved
SS02-02-023/3.4.2.1	02/20/02	Transfer of Geospatial Management Workscope		112		In Process
SS01-02-007/3.4.1.5	02/20/02	Transfer of Geospatial Management Workscope	0	(57)		In Process